

Minutes of the July 14, 2022 meeting of the City of Chelsea Licensing Commission.

Location: City Chambers, City Hall. Meeting opened at 6:00 p.m. by Commissioner Emily Cherniack.

Commission members present: Chairperson Emily Cherniack, Marnie MacAlpine, Mike McAteer, Alexandria Christmas. Absent Gladys Vega.

Also, Present in Council Chamber Room: Licensing Administrator Naomi Libran, and Captain Keith Houghton, Councilor Robinson, Councilor Avellaneda.

Commissioner Cherniack asked for a motion to accept the minutes of the June 9, 2022, Christmas motioned to adopt, MacAlpine seconded and vote unanimous.

Clerks update:

Licensing Administrator Libran asked the Licensing Board to nominate and elect for Chair and Vice Chair. Cherniack nominated MacAlpine for Chair, Christmas seconded, and vote unanimous. Christmas nominated Cherniack for Vice Chair, MacAlpine seconded, and vote unanimous. The election of Chair given to Commissioner MacAlpine and Vice Chair went to Commissioner Cherniack, voted unanimous.

Licensing Administrator Libran updated the Licensing Board about Chelsea Day 2022. That this is a City sponsor event with collaborations from CCTV and the Chamber of Commerce. The event is September 17, 2022 with a raindate of September 24, 2022. The hours will be noon to 4pm with the beer garden on Luther Place will be from 2pm to 6pm. This event will close on Broadway from Fifth Street to Third Street. Harbor House Collective will check the ID's for the beer garden. Fun and games for everyone. The City is asking for a motion to approve the One Day A & E and the One Day Liquor and Beer Garden applications. Cherniack motioned to approve, MacAlpine seconded, and vote unanimous.

Commissioner Cherniack opened the Public Hearing to consider an Amusement & Entertainment License application for Fiesta Shows. To operate a Carnival on July 21 thru July 24, 2022, between the hours of 6pm to 11pm every day at 1100 Revere Beach Parkway, Chelsea, MA, John Flynn was present at the meeting and stated that he got a phone call with the owner of Home Depot. John went and spoke to the Assistant Manager and asked if he could move the dates, because Home Depot would be having a big sale that weekend. Because of parking issues and the big sale that Home Depot is having, John is requesting a change of dates to September 8 thru September 11, 2022. Cherniack asked if the Board can do the changes, Licensing Administrator Libran informed the Board it is their decision and that John Flynn would need to notify the abutters of the change of dates. Captain Houghton stated that he would direct John Flynn to the Captain in charge of Police details and have a safety plan and traffic mitigation plan. Public speaking portion opened and closed, no one spoke. Cherniack motion to approve the new dates of Sept. 8-11, 2022, Christmas seconded, and vote unanimous.

Commissioner Cherniack opened the Public Hearing to consider a Transfer of an All Kinds of Alcohol (off premise) License application from Nilam, LLC d/b/a Caribbean Liquors to Regastol, Inc. d/b/a Broadway Liquors at 399 Broadway, Chelsea, MA. Attorney Ian Hedges and the proposed manager Ike Asoguh were present at the meeting. Attorney Hedges stated that Ike has extensive retail experience and has owned a gas station in Brockton, MA for the last 15 years. He is the owner of Heller's Liquor for the

past year, no incidents or violations. No changes to hours or employees. There is a pledge of license to Rockland Trust Company. Captain Houghton stated that Caribbean Liquors has done a great job policing themselves, never been before the Licensing Commission. Public speaking portion opened and closed, no one spoke. Commissioner Cherniack motion to approve, MacAlpine seconded, and vote unanimous.

Commissioner Cherniack opened the Public Hearing to consider a RFP of an All Kinds of Alcoholic Beverages (on premise) License application to Kushala Sip Coffee House Chelse, LLC d/b/a Kushala Sip Coffee House and an Amusement and Entertainment License application at 140 Pearl Street, Chelsea, MA. Attorney Michael Ford and major shareholder Dalia Valencia and proposed manager Steven Joyce. Attorney asked the commissioners if they had a copy of the RFP and stated he had letters of support from area residents and the abutter's notifications. The unique concept of Kushala are the types of coffee have been successful in various locations throughout the state of MA. They have locations in Stoneham, Melrose, and Reading since 2015. Commissioner Cherniack asked, "Is this the only one with alcohol, and why Chelsea?" "Do you serve alcohol in your other locations?" Dalia Valencia said currently no because the other places are a lot smaller. This is a concept from Mexico and I am originally from Mexico and very popular in coffee houses. We decided to expand and get investors and we decided to look in Chelsea, The Chelsea location is spacious enough to accommodate and very diverse location. We will bring a menu from different parts of the world. We are seeking the hours of Monday thru Thursday 6am-9pm and Friday and Saturday until 10pm and Sunday 4pm-10pm. There will be 50 seats available inside and 10 outside. Commissioner McAteer asked, "If this place going to be like a Starbucks, where people come and have a workstation?" Dalia answered by saying they will have waiters and people may have meetings. The entertainment portion will a single acoustic music. Captain Houghton also addressed the parking issue, but also stated it is a different concept. Public speaking portion opened and one of the owners of 140 Pearl Street spoke in favor of Kushala Sip Coffee House. Public speaking closed. The Licensing Board decided to wait and vote for the collection of the other RFP, since the deadline is August 31, 2022. The Board is still waiting on other RFP's, so they are going to wait until the deadline to vote on Kushala's application. Councillor Avellaneda informed the Board that the City is waiting on the Home Rule Petition bill that is still pending and has not passed the House yet. It is still in subcommittee and consumer affairs, until it is all settled the Board could not vote on this RFP application. The Board decided not to vote on this RFP application until all procedures are met. The Board voted on the Amusement & Entertainment License application. MacAlpine motion to approve, Christmas seconded, and vote unanimous.

Commissioner Cherniack opened the Public Hearing to consider a Change of Hours from 11pm change to close at 1am of an All Kinds of Alcohol (on premise) License application for Aguilar Corp. d/b/a Bar La Cueva of 802 Broadway. Attorney Jeff Turco started by saying they are open now Monday thru Friday until 11pm. and asking for a change of hours for Thursday thru Sunday until 1am. Previously prior to COVID, the Board had reduced the hours of Bar La Cueva. During COVID, the bar closed for two years. The ABCC does not require notifying abutters of a change of hour's application; Attorney Turco did notify one particular resident that has had objections in the past per the advice of the Licensing Administrator. Commissioner MacAlpine asked if anyone knows why the Commission had reduced the hours previously. McAteer answered that Bar La Cueva had only a four-hour video of the incident. Bar La Cueva has re-opened since September of 2021 with no issues. The commission

questioned Sunday hours, because is still a residential area. Captain Houghton voiced his opinion on the Sunday hours closing at 1am. Public speaking portion opened. Councillor Avellaneda on behalf of the residents states that it is still a residential area. Avellaneda urges the Board, to consider not extending the hours of the bar, since it is a bad idea. Sarah Neville read into the record Mary, her neighbor's letter and echoed the same issues. Public speaking portion closed. Cherniack motion to approve the hours as follows: Sunday thru Wednesday until 11pm, Thursday thru Saturday until 12am (midnight), and will revisit in six months, McAteer seconded, and vote unanimous.

Meeting adjourned at 7:05 pm

Next meeting: September 8, 2022

Adopted/Approved:

*M. McAteer*

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*Emily Cheneau*

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*Michael McAteer*

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*A. Christmas*

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